



***Board of Zoning Appeals Public Hearing  
March 20, 2012 —7:00 P.M***

<b>CASE NUMBER:</b>	<b>V-12-006</b>
<b>PROPERTY LOCATION:</b>	<b>5900 Block of Respite Court, Johns Creek, GA 30097 1<sup>st</sup> District, 1<sup>st</sup> Section Land Lots 317, 318, 349, &amp; 350</b>
<b>CURRENT ZONING:</b>	<b>CUP Conditional (Community Unit Plan District)</b>
<b>PARCEL SIZE:</b>	<b>0.58 Acres</b>
<b>PROPERTY OWNER:</b>	<b>Ashton Atlanta Residential, LLC</b>

**REQUEST**

The applicant has requested a variance to locate two signs on the same subdivision entrance wall. The subdivision wall sign for Highlands on Johns Creek would be located adjacent to Findley Road on lot 1 of the development. The City of Johns Creek Sign Ordinance permits residential subdivisions to place a single 32 square-foot monument sign or a single-faced 16 square-foot sign on each side of a platted entrance. As stated in the applicant's letter of appeal, the applicant seeks to preserve specimen trees existing on the right side of the entrance and thus, would locate the subdivision entrance sign on a single wall on the left side of the subdivision entrance. However, the applicant would like to have the ability to place two wall signs on the entrance wall to ensure visibility of signage from oncoming traffic travelling north and south on Findley Road. The applicant has expressed concerns related to limitation of a single wall sign due to the curvature of Findley Road at the entrance point of the development, potentially affecting visibility of the sign. The applicant has expressed that having the ability to place two signs (one on each end) on a curved wall design at its proposed location would allow visibility of signage from both directions along Findley Road.

The Department would note that the proposed entrance wall and single wall sign has already been approved per the provisions of the City of Johns Creek Sign Ordinance and is currently being constructed. Approval of this variance would allow for placement of an additional 16 square-foot sign on the subdivision entrance wall.

**ADJACENT ZONING AND LAND USES**

The subject property is located adjacent to the west side of Finley Road, in Highlands on Johns Creek subdivision, zoned CUP Conditional (Community Unit Plan District). North of the subject property are The Regency at Wellington and Preserve at Johns Creek subdivisions, both zoned CUP Conditional. To the south is Finley Chase subdivision and Finley Oaks elementary school, zoned CUP Conditional and AG-1, respectively. To the east, across Findley Road are AG-1 zoned tracts with residential uses, and Standard View subdivision, zoned R-4A Conditional (Single Family Residential District). West of the subject property is The Park at Wellington subdivision, zoned CUP Conditional.

**APPLICABLE CODE REQUIREMENTS**

City of Johns Creek Zoning Ordinance; Article XXXIII: Sign Ordinance; Section 26: Restrictions Based on Location; Subsection B. Single Family Residential, CUP and NUP Districts; 1. Freestanding Signs.

1. Freestanding Signs.

- a. One (1) maximum thirty-two (32) square foot, freestanding sign per lot occupied with an institutional use shall be permitted for each street on which the lot has frontage. A maximum of two (2) tenant panels may be allowed.
- b. One (1) maximum thirty-two (32) square foot, freestanding sign or two (2) single-faced freestanding signs not to exceed sixteen (16) square feet for each side of a platted single family subdivision entrance shall be permitted for each street on which the subdivision has an entrance. If developed with a mixture of detached and attached dwellings in separate pods or phases, an additional 16 square foot sign shall be permitted for the attached dwelling phase.
- c. Freestanding signs shall have a maximum height of six (6) feet, may be externally illuminated, and shall not have changeable copy.

## Aerial and Vicinity Map

